



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES

Wednesday, June 14, 2006

2006-0478 – Edwin O’Farriell [Applicant] **Mildred M Citraro Trustee** [Owner]: Application for a Parcel Map to subdivide one lot into two lots. The property is located at **1029 Ranere Court** (near Peekskill Dr.) in an R-0 (Low Density Residential) Zoning District. (APN: 201-03-041)

In attendance: Edwin O’Farriell, Applicant; Mildred Citraro, Applicant/Owner; Joan Hill, Neighbor; Sudhakaran Ram, Neighbor; Gerri Caruos, Administrative Hearing Officer; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Ryan Kuchenig, Project Planner, stated that the proposal is for a Parcel Map to subdivide an existing 25,900 square foot lot into two lots. The site is zoned R-0 (Residential Low Density). The zoning for the site will not be changed as a result of the subdivision. Currently, the site contains a single family home, deemed a “Heritage Resource”, and an accessory structure at the rear. No modifications to the existing structures are considered with the proposed subdivision. The proposal does not include the application for the construction of a new home. The existing home is located on Lot 2 while the accessory structure is located on Lot 1.

Staff did receive a letter from a neighbor after the report had been created and staff is recommending approval.

Ms. Caruso verified that all parcels meet all set-back requirements.

Ms. Caruso opened the public hearing.

Edwin O’Farriell, Architect, Received and reviewed a copy of the staff report. Mr. O’Farriell had some questions regarding the Conditions of Approval (COA). Ms. Caruso and Mr. Kuchenig clarified the COA for Mr. O’Farriell. Ms. Caruso verified with staff that condition 4B may be worded differently. Ms. Caruso asked if the utilities on either street are under grounded. Mr. O’Farriell stated that the utilities are over head at this point. Ms. Caruso stated that if the city arborist believes that the trees are sick then the condition to replace the city trees will still be in effect.

Joan Hill, Neighbor, stated that her main concern is parking. Ms. Caruso stated that if the plan is approved one of the conditions is for the applicant to provide two covered spaces as well as two uncovered spaces on the each lot as well as the existing home.

Sudhakaran Ram, Neighbor, stated that he has two primary concerns but his main concern is with the aesthetics and how this will affect the trees in the area.

Mildred Citraro, Applicant, stated that they plan on providing enough parking spaces for up to 3 vehicles so there will be no need for them to park on the street.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application to subdivide the existing lot into two lots and noted that this is only to approve the subdivision and this is not to approve the removal of trees, the design of the new home or the parking structure on the existing home site. She approved this application subject to the Findings and Conditions of Approval (COA) located in the staff report with the following changes to these conditions: COA 4B. That it be read: "That the new water lateral service is required to meet the size and standards of the Public Works Department as determined by the director of Public Works." COA 6B. Will be implemented if it's determined that the existing street trees are of a condition that would not survive the construction or upgrading of the landscaping in the parking strip. This goes for the sections that run along both Prune Ct. and Ranere Ct. COA 5A. All existing and proposed utilities shall be under grounded in accordance with standards of the municipal code and that if determined appropriate a deferment agreement will be considered by the Director of Community Development.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 3:10 p.m.

Minutes approved by:
Gerri Caruso, Principal Planner